

A. PREFERRED ALTERNATIVE/(ENHANCED) REDUCED BUILD ALTERNATIVE

Residential Displacements. Implementation of the (Enhanced) Reduced Build Alternative would result in two single-family residential displacements. This alternative would not displace any multi-family units or mobile homes. The residential displacements are located in Garden Grove and Orange (See Table 4.6-1, Residential Displacements by City). Table 4.6-2, Residential Displacements by Address and Figure 4.6-1, Summary of Displacements & Partial Acquisitions shows the locations of these displacements. See the *FRIR* and *DRIR* for more detailed mapping.

Substantial impacts to community cohesion are not expected due to the location and number of the displaced. First, the displaced properties are at the periphery or at isolated locations of the neighborhood. Also, the number of displaced dwellings comprise a relatively small proportion of the residences in the affected neighborhoods (one unit of approximately 60 in the Garden Grove tract, and one unit of approximately 50 in the Orange tract). Therefore, the displaced properties would have minimal impact on the physical character of the neighborhood and would not fragment or break up the community.

Garden Grove. The (Enhanced) Reduced Build Alternative would result in one owner-occupied residential displacement. This residence is consistent with the current zoning and land use classification of single-family residential. The property at 11831 Trask Ave was identified in the August 2001 DEIR/EIS.

Pearce Street Pedestrian Overcrossing. Changes to the Pearce Street pedestrian overcrossing will not impact community cohesion because community access and community continuity would be maintained. The three potential residential displacements have been avoided by redesigning and relocating the Pearce Street pedestrian overcrossing. The location of the structure has been shifted approximately 110 meters to the east on SR-22. Entrance/exit points on the north side at Flagstone Place remains the same as the existing Pearce Street pedestrian overcrossing location, and the entrance/exit points on the south side is proposed to be moved approximately 100 meters from existing facility location to the east on Pearce Street, utilizing the existing Wintersburg Channel maintenance access road. Access would be maintained for users of the Pearce Street pedestrian overcrossing during construction of the replacement structure (See Section 4.7.1).

Orange. The (Enhanced) Reduced Build Alternative would result in one residential displacement (592 S. Devon), a single-family residence consistent with present zoning classification. This property was identified in the August 2001 DEIR/EIS.

Seal Beach. Residents from the College Park East Community in the City of Seal Beach requested that the Department shift the centerline south (towards the Naval Weapons Station) to avoid right-of-way impacts to their community. The avoidance of these six properties is independent of the proposed acquisition to replace the existing utility easement at the U.S. Naval Weapons Station.

**Table 4.6-1
RESIDENTIAL DISPLACEMENTS BY CITY
(ENHANCED) REDUCED BUILD ALTERNATIVE**

Jurisdiction	Single-Family Residential		Multi-Family Residential		Mobile Homes		Total Per City	
	No. of Units	Approx. No. of Residents	No. of Units	Approx. No. of Residents	No. of Units	Approx. No. of Residents	No. of Units	Approx. No. of Residents
Garden Grove	1	1	0	0	0	0	1	1
Orange	1	5	0	0	0	0	1	5
TOTAL	2	6	0	0	0	0	2	6

**Table 4.6-2
RESIDENTIAL DISPLACEMENTS BY ADDRESS
(ENHANCED) REDUCED BUILD ALTERNATIVE**

City	Type	Address/City	No. of Units	Subtotal Units per City
Garden Grove	SFR-O	11831 Trask Avenue	1	1
Orange	SFR-O	592 S. Devon Road	1	1
Subtotal of SFR			2	
Subtotal of MFR			0	
TOTAL			2	

Notes: SFR = Single-family residential; MFR = Multiple-family residential; O = Owner-occupied; T= Tenant-occupied

Partial Residential Acquisitions. With the implementation of the (Enhanced) Reduced Build Alternative, 54 partial acquisitions would take place in Garden Grove (see Table 4.6-3, Partial Residential Acquisitions and Table 4.6-4, Partial Residential Acquisitions by Address). The ten previously identified partial acquisitions in the August 2001 DEIR/EIS have been avoided along Martha Ann Drive in Los Alamitos/Rossmoor and along Enloe Way in Garden Grove. During the public comment period of the August 2001 DEIR/EIS, comments were received from residents of the Community of Rossmoor concerning the proposed six partial acquisitions in Rossmoor. As a result of these comments and more detailed surveys, the Department was able to avoid impacts to this area with refined engineering.

Garden Grove. With the implementation of the (Enhanced) Reduced Build Alternative, partial acquisitions would occur in Garden Grove, where there will be forty multi-family and fourteen single-family partial residential acquisitions. These properties were not previously identified in the August 2001 DEIR/EIS for this alternative since the final right-of-way maps and refined engineering plans were not available.

**Table 4.6-3
PARTIAL RESIDENTIAL ACQUISITIONS
(ENHANCED) REDUCED BUILD ALTERNATIVE**

Jurisdiction	Single-Family Residential		Multi-Family Residential		Mobile Homes		Total Per City	
	No. of Units	Approx. No. of Residents	No. of Units	Approx. No. of Residents	No. of Units	Approx. No. of Residents	No. of Units	Approx. No. of Residents
Garden Grove	14	57	40	246	0	0	54	303
TOTAL	14	57	40	246	0	0	54	303

**Table 4.6-4
PARTIAL RESIDENTIAL ACQUISITIONS BY ADDRESS
(ENHANCED) REDUCED BUILD ALTERNATIVE**

City	Type	Address	No. of Units *	Subtotal Units per City
Garden Grove	SFR	8692 Gloria Ave	1	54
	SFR	8802 Trask Ave	1	
	SFR	13452 Sorrell Dr.	1	
	SFR	13332 Dunklee Ave	1	
	SFR	13322 Dunklee Ave	1	
	SFR	13312 Dunklee Ave	1	
	SFR	13306 Dunklee Ave	1	
	SFR	13302 Dunklee Ave	1	
	SFR	13292 Dunklee Ave	1	
	SFR	13282 Dunklee Ave	1	
	SFR	13272 Dunklee Ave	1	
	SFR	13262 Dunklee Ave	1	
	SFR	13252 Dunklee Ave	1	
	SFR	13242 Dunklee Ave	1	
	MFR	13421 El Prado Ave	4	
	MFR	13401 El Prado Ave	4	
	MFR	12841 Lewis St.	32	
Subtotal for SFR			14	
Subtotal for MFR			40	
TOTAL			54	

Notes: SFR = Single-family residential; MFR = Multiple-family residential

* Table indicates number of units on the parcel. Partial Acquisitions may not affect all units in MFR parcels.

Non-Residential Displacements. The (Enhanced) Reduced Build Alternative would result in the displacement of ten businesses in the City of Orange (See Tables 4.6-5 and 4.6-6, Non-residential Displacements and Non-residential Partial Acquisitions by City). Among the set of probable non-residential property acquisitions, there do not appear to be any businesses that would be expected to cease operation as a result of being displaced. Alternate locations are available within the immediate area, which is expected to minimize down time and increase the likelihood of existing staff being retained. There are no probable business displacements that require freeway visibility to continue operation.

Orange. The (Enhanced) Reduced Build Alternative would result in the displacement of ten businesses with approximately 189 employees in the City of Orange. Four service providers, two government/non-profit organizations, and three unoccupied business spaces, and one parking lot would be displaced.

**Table 4.6-5
NON-RESIDENTIAL DISPLACEMENTS BY CITY
(ENHANCED) REDUCED BUILD ALTERNATIVE**

Business Type	Orange		Total	
	No. Units	Approx. No. Employees	No. Units	Approx. No. Employees
Retail Trade	0	0	0	0
Finance	0	0	0	0
Insurance	0	0	0	0
Services	4	12	4	12
Government/ Non-profit	2	177	2	177
Other	1	0	1	0
Unoccupied	3	0	3	0
Total	10	189	10	189

Table 4.6-6²
NON-RESIDENTIAL DISPLACEMENTS BY ADDRESS
(ENHANCED) REDUCED BUILD ALTERNATIVE

City	Business Name	Address	Type ¹	Approx. Size Sq. Meters (Sq. Feet)
ORANGE	County of Orange (Animal Shelter)	561 The City Drive ³	G/NP	15,877 (170,898)
	Unoccupied (paved parking lot)	591 The City Drive ³	O	146.42 (1,576)
	First Choice Messenger Service	595 The City Drive, Ste. 100 ⁴	S	229.34 (2,475)
	We The People	595 The City Drive, Ste. 200 ⁴	S	229.94 (2,475)
	Bonding Services	595 The City Drive, Ste. 201 ⁴	S	229.94 (2,475)
	United Fathers of America	595 The City Drive, Ste. 202 ⁴	G/NP	229.94 (2,475)
	Eileen McNamara	595 The City Drive, Ste. 203 ⁴	S	229.94 (2,475)
	Unoccupied (formerly Justice L. Rovin)	595 The City Drive, Ste. 204 ⁴	U	229.94 (2,475)
	Unoccupied	595 The City Drive, Ste. 205 ⁴	U	229.94 (2,475)
	Unoccupied (formerly Voyager Insurance)	595 The City Drive, Ste. 206 ⁴	U	229.94 (2,475)
TOTAL		10 businesses		18,004.09 (193,794.4)

- Notes: 1. R - Retail Trade, F - Finance, I - Insurance, S - Services, G/NP - Government/Non-profit, O - Other, U - Unoccupied
2. In Table 4.6-10 of the August 2001 DEIR/EIS, the total for non-residential was erroneously calculated at 35, it should be 26, as presented in Figure 2.2-4 of this FEIS/EIR.
3. 561 & 591 City Dr. were listed as "The City Drive South" in the August 2001 DEIR/EIS.
4. Addresses listed as 505 City Dr. in the August 2001 DEIR/EIS Reduced and Full Build alternatives were erroneously listed, they should be 595 City Dr., as shown in the March 2003 (Enhanced) Reduced and Full Build alternatives.

Non-Residential Partial Acquisitions. The (Enhanced) Reduced Build Alternative would result in two partial non-residential, acquisitions in Garden Grove, eight in Orange, two in Santa Ana, one in Seal Beach and one in Los Alamitos/Rossmoor. Generally, the properties proposed for acquisitions consist of landscaping and parking. Refer to Tables 4.6-7, Partial Non-residential Acquisitions and Table 4.6-8, Partial Non-residential Acquisitions by Address) for a summary of partial non-residential acquisitions for the (Enhanced) Reduced Build Alternative.

Garden Grove. Two non-residential, partial acquisitions would occur in Garden Grove. One, Cedar Grove Business Park, is a privately owned business. The Orange County Flood Control District (OCFCD) owns the remaining partial acquisition at the Lewis Channel. It is anticipated that an easement would be required for the replacement of the Pearce Street pedestrian overcrossing along the existing OCFCD maintenance access road to the Garden Grove-Wintersburg Channel, leading into Pearce Street on the south side of SR-22. However, no partial acquisition would be necessary at the Garden Grove-Wintersburg Channel. Therefore, only two non-residential, partial acquisitions would occur in Garden Grove.

Orange. Eight partial acquisitions would occur in Orange. Two would occur at The Block commercial retail center. Three other partial acquisitions would occur at the offices of Amerisource-Bergen (formerly Bergen Brunswig), Carl Karcher Enterprises, and a LA Fitness facility. The three remaining parcels are located at two Southern California Edison (SCE) sub stations and an unoccupied business space (formerly Firestone).

Santa Ana. Two partial, non-residential acquisitions would occur in Santa Ana. Both partial acquisitions involve Mesa Garage Doors on Hesperian Street.

Los Alamitos/ Rossmoor. The singular partial acquisition in Los Alamitos/ Rossmoor occurs at Bixby Channel and Montecito Channel, owned by the Orange County Flood Control District.

Seal Beach. Land on the Naval Weapons Station would be needed for improvements to the SR-22/WOCC project, hence, the Department and its partnering agencies are coordinating with the United States Department of the Navy to utilize the land required. Approximately six meters of the Naval Weapons Station property has been identified to replace the existing utility easement. At this time, the United States Naval Weapons Station has permitted the Department a utility easement at this location.

During the public comment period of the August 2001 DEIR/EIS, the Department and OCTA sought permission to acquire right-of-way from the U.S. Navy at the request of residents from the City of Seal Beach, to avoid right-of-way impacts to the City and particularly the College Park East community. However, the proposed displacements in the College Park East community, identified in the August 2001 DEIR/EIS, were avoided without acquiring land from the naval station.

**Table 4.6-7
PARTIAL NON-RESIDENTIAL ACQUISITIONS
(ENHANCED) REDUCED BUILD ALTERNATIVE**

Business Type	Garden Grove No. Units	Orange No. Units	Santa Ana No. Units	Seal Beach No. Units	Los Alamitos/ Rossmoor No. Units	Total
Retail Trade	0	2	0	0	0	2
Finance	0	1	0	0	0	1
Manufacturing	0	0	0	0	0	0
Services	0	1	2	0	0	3
Government/ Non-profit	1	0	0	1*	1	3
Other	1	3	0	0	0	4
Unoccupied	0	1	0	0	0	1
Total	2	8	2	1	1	14

Note: *The U.S. Naval Weapons Station is shown because the proposed project would require a utility easement on their property.

**Table 4.6-8
PARTIAL NON-RESIDENTIAL ACQUISITIONS BY ADDRESS
(ENHANCED) REDUCED BUILD ALTERNATIVE**

City	Name	Address/ Location	Type*
Garden Grove	Cedar Grove Business Park	13311 Garden Grove Blvd	O
	Lewis Channel Orange County Flood Control District	SR-22/ Lewis St.	G/NP
	City Subtotal	3	
Orange	Amerisource –Bergen (formerly Bergen Brunswig)	4000 W. Metropolitan Dr.	F
	City Plaza, LA Fitness	3901 W. Metropolitan Dr.	S
	The Block at Orange	1 City Blvd. W #1010	R
	The Block at Orange	1 City Blvd. W #1010	R
	Carl Karcher Enterprises	601 S. Lewis Street	O
	Unoccupied (formerly Firestone Store)	3400 W. Metropolitan Dr.	U
	SCE Sub Station	Orange	O
	SCE Sub Station	Orange	O
	City Subtotal	8	
Santa Ana	Mesa Garage Doors	3020 N. Hesperian St.	S
	Mesa Garage Doors	3022 N. Hesperian St.	S
	City Subtotal	2	
Los Alamitos/ Rossmoor	Bixby Channel/Montecito Channel Orange County Flood Control District	I-405/ I-605 Interchange	G/NP
	City Subtotal	1	
Seal Beach	U.S. Naval Weapons Station**	SR-22/ Seal Beach Blvd.	G/NP
	City Subtotal	1	
Total		14	

Notes: *R- Retail Trade, F- Finance, I - Insurance, S- Services, G/NP- Government/Non-profit, O- Other, U- Unoccupied

**The U.S. Naval Weapons Station is shown because the proposed project would require a utility easement on their property.

Compensation for Displacements and Partial Acquisitions

The relocation resource area is defined as the area within which occupants of residential and non-residential units displaced by the project would be expected to relocate. For the purposes of this document, the relocation resource area includes those cities within which displacements would occur: Garden Grove and Orange. Criteria used to establish the resource area include local amenities, land use and zoning designations, circulation and access, and comparable property values and socioeconomic characteristics.

Per the Department Relocation Policy (See Figure 4.6-3), relocation housing for displacees will be comparable, affordable and adjusted to normal market demands. Preferences of relocation will be determined through surveys of displacees and taken into consideration. The ages, income, family size and distance to employment are factors that will also be considered during relocation. Displacees' actual needs and preferences will be determined through a personal interview process. In situations where comparable replacement housing is difficult to locate, the Last Resort Housing Program would be used to relocate such households, as outlined in the Relocation Assistance Program in Figure 4.6-3. Where necessary, payments may be required under the Last Resort Housing Program.

Through the Relocation Assistance Program, displaced businesses will be assisted with finding alternative locations, either within or outside the city limits or project area as appropriate. Displaced businesses are also eligible for reimbursement of certain relocation costs, such as the replacement of business stationery or telephone connection fees, and moving costs. In addition, business-specific impacts such as those pertaining to loss of fixed equipment will be evaluated and compensated on a case-by-case basis.

When a business is unable to continue operation in the area after relocation due to a substantial loss of existing patronage (whether clientele or net earnings), the business may be eligible to

receive an “in lieu” payment instead of the actual cost of reimbursements. The “in lieu” payment is based on the previous two taxable years, with certain exceptions. A relocated business may also be eligible to receive compensation for “lost business goodwill,” in conformity with the California Code of Civil Procedure, section 1263.510. For more detail, refer to Figure 4.6-3, California Department of Transportation Relocation Policy.

Compensation for Displacements

Residential Displacement. The relocation impact analysis determined that there were over 109 single-family homes for sale and 17 for rent within the relocation resource area (including Cypress) at the time of the DRIR. The (Enhanced) Reduced Build Alternative would potentially result in two single-family displacements. On this basis, numerous opportunities for relocation are expected to be available by the time acquisition occurs.

Non-Residential Displacement. An extensive search for non-residential property found an ample supply of units (similar in size, location and zoning) to relocate the anticipated displacements. Accordingly, numerous opportunities for relocation within the identified relocation area are expected to be available by the time acquisition occurs. Amongst the set of probable non-residential property acquisitions, there do not appear to be any businesses that would be expected to cease operation as a result of being displaced. No probable business displacements would require freeway visibility to continue operation.

Compensation for Partial Acquisitions

Partial Residential Acquisitions. Residential acquisitions would be compensated based on fair market value.

Partial Non-Residential Acquisitions. Loss of parking at businesses would be compensated by provision of parking at other locations in the near vicinity (within 0.4 km), on property acquired on Metropolitan Drive.

Figure 4.6-3

**California Dept. of Transportation Relocation Assistance Program
CALTRANS RELOCATION ASSISTANCE PROGRAM****RELOCATION ASSISTANCE ADVISORY SERVICES**

The California Department of Transportation (the Department) will provide relocation advisory assistance to any person, business, farm or non-profit organization displaced as a result of the Department's acquisition of real property for public use. The Department will assist displacees in obtaining replacement housing by providing current and continuing information on the availability and prices of houses for sale and rental units that are comparable, "decent, safe and sanitary." Non-residential displacees will receive information on comparable properties for lease or purchase. For business and farm displacements see below.

Residential replacement dwellings will be in equal or better neighborhoods, at prices within the financial means of the individuals and families displaced, and reasonably accessible to their places of employment. Before any displacement occurs, comparable replacement dwellings will be offered to displacees that are open to all persons regardless of race, color, religion, sex or national origin, and are consistent with the requirements of Title VIII of the Civil Rights Act of 1968. This assistance will also include supplying information concerning federal and state assisted housing programs, and any other known services being offered by public and private agencies in the area.

RESIDENTIAL RELOCATION PAYMENTS PROGRAM

The Relocation Payment program will assist eligible residential occupants by paying certain costs and expenses. These costs are limited to those necessary for, or incidental to, purchasing or renting a replacement dwelling, and actual reasonable moving expenses to a new location within 80 kilometers (50 miles) of displacees' property. Any actual moving costs in excess of 80 kilometers (50 miles) are the responsibility of the displacee. The Residential Relocation Program can be summarized as follows:

Moving Costs

Any displaced person who was "lawfully" in occupancy of the acquired property regardless of the length of occupancy in the property acquired will be eligible for reimbursement of moving costs. Displacees will receive either the actual reasonable costs involved in moving themselves and personal property up to a maximum of 80 kilometers (50 miles), a moving service authorization, or a fixed payment based on a fixed moving cost schedule which is determined by the number of furnished or unfurnished rooms of the displacement dwelling.

Purchase Supplement

In addition to moving and related expenses payments, fully eligible homeowners may be entitled to payments for increased costs of replacement housing.

Homeowners who have owned and occupied their property for 180 days prior to the date of the first written offer to purchase the property, may qualify to receive a price differential payment, and may qualify to receive reimbursement for certain nonrecurring costs incidental to the purchase of the replacement property. An interest differential payment is also available if the interest rate for the loan on the replacement dwelling is higher than the loan rate on the displacement dwelling, subject to certain limitations on reimbursement based upon the replacement property interest rate. Also the interest differential must be based upon the "lesser of" or lower of either the loan on the displacement property or the loan on the replacement property. The maximum combination of these three supplemental payments that the owner-occupants can receive is \$22,500. If the total entitlement (without the moving payments) is in excess of \$22,500, the Last Resort Housing Program will be used. Please refer to Last Resort Housing clarification below.

Rental Supplement

Tenants who have occupied the property to be acquired by the Department for 90 days or more and owner-occupants of 90 to 180 days prior to the date of the first written offer to purchase may qualify to

receive a rental differential payment. This payment is made when the Department determines that the cost to rent a comparable and "decent, safe and sanitary" replacement dwelling will be more than the present rent of the displacement dwelling. As an alternative, the tenant may qualify for a down payment benefit designed to assist in the purchase of a replacement property and the payment of certain costs incidental to the purchase, subject to certain limitation noted below under the "Down Payment" section (see below). The maximum amount of payment to any tenant of 90 days or more and any owner-occupant of 90 to 179 days, in addition to moving expenses, will be \$5,250. If the total entitlement for rental supplement exceeds \$5,250, the Last Resort Housing Program will be used. Please refer to Last Resort Housing clarification below.

The rental supplement of \$7,500 or less will be paid in a lump sum, unless the displacee requests that it be paid in installments. The displaced person must rent and occupy a "decent, safe and sanitary" replacement dwelling within one year from the date the Department takes legal possession of the property, or from the date the displacee vacates the Department-acquired property, whichever is later.

Down Payment

The down payment option has been designed to aid owner-occupants of 90 to 179 days and tenants with no less than 90 days of continuous occupancy prior to the Department's first written offer to purchase a replacement dwelling. The down payment and incidental expenses cannot exceed the maximum payment of \$5,250, unless the Last Resort Housing Program is indicated. The one-year eligibility period in which to purchase and occupy a "decent, safe and sanitary" replacement dwelling will apply.

Last Resort Housing

Federal regulations (49 CFR 24.404) contain the policy and procedure for implementing the Last Resort Housing Program on federal aid projects. In order to maintain uniformity in the program, the Department has also adopted these federal guidelines on non-federal-aid projects. Except for the amounts of payments and the methods in making them, last resort housing benefits are the same as those benefits for standard relocation as explained above. Last resort housing has been designed primarily to cover situations where available comparable replacement housing, or when their anticipated replacement housing payments, exceed the \$2,520 and \$22,500 limits of the standard relocation procedures. In certain exceptional situations, last resort housing may also be used for tenants of less than 90 days.

After the first written offer to acquire the property has been made, the Department will, within a reasonable length of time, personally contact the displacees to gather important information relating to:

- Preferences in area of relocation.
- Number of people to be displaced and the distribution of adults and children according to age and sex.
- Location of school and employment.
- Special arrangements to accommodate any handicapped member of the family.
- Financial ability to relocate into comparable replacement dwelling, which will house all members of the family decently.

The above explanation is general in nature and is not intended to be a complete explanation of relocation regulations. Any questions concerning relocation should be addressed to the Department. Any persons to be displaced will be assigned a relocation advisor who will work closely with each displacee in order to see that all payments and benefits are fully utilized, and that all regulations are observed, thereby avoiding the possibility of displacees jeopardizing or forfeiting any of their benefits or payments.

THE BUSINESS AND FARM RELOCATION ASSISTANCE PROGRAM

The Business and Farm Relocation Assistance Program provides aid in locating suitable replacement property, and reimbursement for certain costs involved in relocation. The Relocation Advisory Assistance

Program can provide, when requested, a current list of properties offered for sale or rent, suitable for specific relocation needs.

The types of payments available to businesses, farms and non-profit organizations can be summarized as follows:

Moving expenses include the following actual reasonable costs:

- The moving of inventory, machinery, office equipment and similar business-related personal property dismantling, disconnecting, crating, packing, loading, insuring, transporting, unloading, unpacking and reconnecting of personal property.
- Loss of tangible personal property provides payment to relocate for "actual direct" losses of personal property that the owner elects not to move.
- Expenses related to searching for a new business site can be reimbursed up to \$1,000 for actual reasonable cost incurred.
- Re-establishment expenses relating to the new business operation.

Payment "in lieu" of moving expense is available to businesses which are expected to suffer a substantial loss of existing patronage as a result of the displacement, or if certain other requirements such as inability to find a suitable relocation site are met. This payment is an amount equal to the average annual net earnings for the last two taxable years prior to relocation. Such payment may not be less than \$1,000 and not more than \$20,000.

ADDITIONAL INFORMATION

No relocation payment received will be considered as income for the purpose of the Internal Revenue Code of 1954 or for the purposes of determining eligibility or the extent of eligibility of any person for assistance under the Social Security Act or any other federal law (except for any federal law providing low-income housing assistance).

Persons who are eligible for relocation payments and who are legally occupying the property required for the project will not be asked to move without being given at least 90 days advance notice, in writing. Occupants of any type of dwelling eligible for relocation payments will not be required to move unless at least one comparable "decent, safe and sanitary" replacement residence, open to all persons regardless of race, color, religion, sex or national origin, is available or has been made available to them by the state.

Any person, business, farm or non-profit organization, which has been refused a relocation payment by the Department, or believes that the payments are inadequate, may appeal for a special hearing of the complaint. No legal assistance is required; however, the displacee may choose to obtain legal council at his/her expense. Information about the appeal procedure is available from the Department's Relocation Advisors.

The information above is not intended to be a complete statement of all of the Department's laws and regulations. At the time of the first written offer to purchase, owner-occupants are given a more detailed explanation of the state's relocation services. Tenant occupants of properties to be acquired are contacted immediately after the first written offer to purchase, and also given a more detailed explanation of the Department's relocation programs.

IMPORTANT NOTICE

To avoid loss of possible benefits, no individual, family, business, farm or non-profit organization should commit to purchase or rent a replacement property without first contacting a Department of Transportation relocation advisor at:

State of California
Department of Transportation, District 12
3347 Michelson Drive, Suite 100
Irvine, California 92612-2125

B. OTHER ALTERNATIVES

1. NO BUILD ALTERNATIVE

Displacements and Partial Acquisitions. The No Build Alternative would not affect community cohesion. The No Build Alternative would not result in any displacements or partial acquisitions because this alternative only includes improvements to the transportation network that have already been approved and funded. No capital improvements for SR-22 are included under this alternative.

2. TSM/EXPANDED BUS SERVICE ALTERNATIVE

Displacements and Partial Acquisitions. The TSM/Expanded Bus Service Alternative would have no impact to community cohesion. The TSM/Expanded Bus Service Alternative would not result in any displacements or partial acquisitions. This alternative is designed to improve headway and enhance bus service throughout the study area. There would be a greater likelihood that this alternative would be beneficial to communities within the study area, specifically transit-dependent, because residents would be able to travel easier from one place to another.

3. FULL BUILD ALTERNATIVE

Residential Displacements. 144 residential displacements, which includes 35 single family residences, 92 multi-family residences, and 17 mobile homes, would occur under the Full Build Alternative. However, DEIR/EIS listed 189 residential displacements for build this alternative. Several residential displacements that were included in the DEIR/EIS have been avoided in the FEIS/EIR. Table 4.6-9 (Residential Displacements – Full Build Alternative), lists the number of units and approximate number of residents that would be displaced within Garden Grove, Orange and Santa Ana. As previously shown, Figure 4.6-2 illustrates the location of displacements and partial acquisitions relative to the elements of the Full Build Alternative.

Note: Where the Reduced and Full Build Alternatives share common features and the properties have been avoided in the (Enhanced) Reduced Build Alternative, these displacements would also be avoided under the Full Build Alternative.

Garden Grove. Approximately 105 residents in 18 single family residential and 2 multi-family residential units would be displaced by the Full Build Alternative in Garden Grove at the time of the DRIR. Garden Grove has eight mobile home estates within 0.8-kilometers (0.5 miles) of the SR-22 corridor; however, none of these mobile homes would be displaced. The displacements are located in the vicinity of SR-22/ Newhope Boulevard and SR-22/ Lewis Street. Refer to Section 4.6.2.1 for discussion of the Pearce Street Pedestrian Overcrossing.

Santa Ana. Approximately 341 residents in 16 single family residential units, 43 multi-family residential units, and one mobile home unit would be displaced in Santa Ana. The displacements are situated near the I-5/ SR-22/ SR-57 freeway interchange and the intersection of SR-22 and Fairview Street. Improvements to the I-5/SR-22 connector would result in displacements in that area.

Sherwood Lane Homes. The Sherwood Lane housing community in Santa Ana consists of single-family residential homes and is located within the Morrison Park neighborhood association. Fifteen of the residences, located on the north side of Sherwood Lane, would need to be acquired for the Full Build Alternative. These 15 units make up 100

percent of the entire north side of Sherwood Lane. There is one recreational facility (Fallbrook Park) located at the eastern end of Sherwood Lane. Vacancies in this community are rare, which means that residents tend to establish roots in this community. According to 1990 U.S. Census data, the majority of residents in this block group are between the ages 18 to 64 (57.4 percent) with 23.2 percent being between the ages of zero to 17. These age distributions indicate that this neighborhood is most likely family-oriented, with many homes having one or two children. This neighborhood is not located in a minority block group and shows no signs of other cultural or ethnic characteristics that could potentially bond these residents together. The proximity of Fallbrook Park to the subject residences provides an attractive venue for regular interactions between children and adults in this neighborhood. Given the extent of displacements within this community and the likelihood that residents in this neighborhood interact on a regular basis, a substantial impact to community cohesion is anticipated.

City Gardens Apartments. The City Gardens Apartment Complex is a gated multi-family apartment complex in Santa Ana that has two pools, three hot tubs, a play area, and a small grassy area located in the middle of the complex. Of the 274 units in the complex, 43 units would have to be acquired for the Full Build Alternative. These 43 units are located in northwest portion of the complex. Findings of a site assessment included consistent interactions between children and adult residents in the complex. This complex is located in a minority block group where a high proportion of Hispanic residents can be expected. The majority of the residents tend to be below the age of 65 and vacancies are rare. Although this community has a sense of cohesiveness, the loss of 43 of the outside units is not expected to cause a substantial impact to the community as a whole due to the relatively small proportion of displacements and the peripheral location of the displacements.

Otsuka Farm Mobile Home Unit. There would be one mobile home displaced in Santa Ana. The mobile home is on the Otsuka Farm property, which is located between Fairview Street and the Santa Ana River. This displacement would result from construction of a new connection between Civic Center Drive and the proposed arterial within the Pacific Electric right-of-way. The Full Build Alternative would result in the partial acquisition of the total property. Therefore, since this alternative would only acquire a small part of the farm property, the mobile home would be relocated to a new area on the same parcel. Therefore, no relocation site outside of the farm property would be necessary.

Orange. 64 displacements would be located in Orange. A total of 105 residents would be displaced from one single-family residential unit, 47 multi-family units, and sixteen mobile homes. The displaced mobile home units are located at the Creekside Mobile Estates. Other displacements would occur at SR-22/ The City Drive and SR-22/ La Veta Avenue. Improvements to the SR-22/ SR-55 connector would result in displacements in that area.

Park City Ranchos. The Park City Ranchos housing community in Orange consists of 60 duplex units. Sixteen of these are located on the north side of West Balboa Avenue and would be displaced by the Full Build Alternative. These 16 duplex units make up approximately 68 percent of the entire north side of West Balboa Avenue. There are no

recreational facilities located on or near the housing units. Vacancies in this community are very low, which means that residents tend to be more established in the community. According to 1990 U.S. Census block group data, the majority of residents in this block group are between the ages 18 to 64. It was concluded from field evaluation for the DRIR that there are no other special characteristics that could potentially bond these residents together. There were also no signs of children in the area and access to the community would not be impaired. It is assumed that even though a large part of this community would be acquired for right-of-way, there would be less than a minimal impact to community cohesion.

Santiago Creekside Estates Mobile Home Park. Santiago Creekside Estates is located adjacent to southbound SR-55 between La Veta Avenue and Santiago Creek in Orange. The Full Build Alternative would displace 16 mobile homes within the gated Santiago Creekside Estates Mobile Home Park. There are a total of 88 spaces, a community recreation room, swimming pool, and rental office located in the complex. The homes are in fair to good condition with easy access from the street. Yards associated with the homes are small with little room for more than a picnic table and chairs. Currently, vacant mobile home spaces are difficult to locate in Orange. This means that residents do not come and go very often. Residents of this mobile home community are assumed to be older in age, with very few children younger than 18. Although this mobile home park has the potential to be cohesive, displacement of less than a fifth of the units is expected to cause minimal impacts to overall community cohesion. The displacements make up a small proportion of the mobile home park, and the displaced units are located on the outside edge of the park.

**Table 4.6-9
RESIDENTIAL DISPLACEMENTS BY CITY
FULL BUILD ALTERNATIVE**

Jurisdiction	Single-Family Residential		Multi-Family Residential		Mobile Homes		Total Per City	
	No. of Units	Approx. No. of Residents	No. of Units	Approx. No. of Residents	No. of Units	Approx. No. of Residents	No. of Units	Approx. No. of Residents
Garden Grove	18	96	2	9	0	0	20	105
Santa Ana	16	57	43	280	1	4	60	341
Orange	1	3	47	49	16	53	64	105
Total	35	156	92	338	17	57	144	551